City of Lafayette Staff Report

For: Redevelopment Agency Board

By: Ann Merideth, Community Development Director

Date Written: July 1, 2008

Meeting Date: July 14, 2008

Subject: Authorization to hire Rosenow Spevacek Group, Inc. for amendments to the Lafayette Redevelopment Plan

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Summary

In January 2007, the Board received a status report from staff on the Lafayette Redevelopment Project. Part of the discussion during this report was the expiration of the Agency's power of eminent domain and the potential extension of the Agency's deadline to incur debt. The Board indicated that staff should proceed with preparing amendments to the Redevelopment Plan for the public process. This item for Board consideration is the hiring of Rosenow Spevacek Group, Inc. (RSG) to prepare the amendments and undertake the public process to meet redevelopment law requirements.

Background and Discussion

In anticipation of the expiration of the Agency's power of eminent domain in 2007, the Board directed staff in July 2006 to begin the public hearing process to consider the extension of this redevelopment tool. Subsequently, in January 2007, the Board discussed the amendments of the Redevelopment Plan to include eminent domain and extending the deadline to incur debt. The Board indicated that staff should proceed with the amendments' public process.

In March 2007, staff notified Contra Costa County of the Agency's intention to consider amending the Redevelopment Plan in two sections. This notice was important to ensure the County would not have any significant concerns about the amendments before the public process began. The amendments include:

- The first is Section 403 regarding the use of eminent domain. The Agency's power to use eminent domain, as described in this section, expired on January 27, 2007. The Agency proposed to reinstate this power for a maximum of 12 years as allowed by Redevelopment Law. If the Agency's ability to use eminent domain were reinstated, it

would be limited to the proposed list of public improvements, project and programs in the Plan and will not include property on which any persons reside.

- The second amendment is Section 602.5 regarding the deadline by which the Agency is able to establish or incur debt (except as necessary to comply with the Agency's affordable housing obligations). The Agency proposes to extend the deadline from January 27, 2015 for the maximum of ten years, to January 2025, as allowed by Redevelopment Law by finding significant blight based upon substantial evidence that it cannot be eliminated without establishing additional indebtedness.

In June 2007, the County Board of Supervisors accepted the notice of the proposed amendments (see attachment).

Initiation of the amendment process was delayed over the last year for two reasons. First, there was a statewide effort to address eminent domain. Following the defeat of Proposition 90 in 2006, there were considerable efforts by a number of groups to bring the issue back to the voters and two more measures were placed on the June 2008. Given the uncertainty about the outcome of these propositions, it seemed prudent to wait before proceeding on the amendments. Second, the amendment of the Plan will require technical expertise beyond staff's ability, and this expertise is very specialized in consultants. Only with the assistance of the City Attorney was a qualified and interested consultant found. RSG has the experience to complete the amendment process for the Agency to meet all legal requirements, and the City Attorney has worked with the firm in the past.

RSG's proposal for consulting services is attached. The proposal includes the firm's qualifications, identification of the project team, scope of work and schedule, and fee proposal. The fee is $83,700. Staff proposes to use funds from the 2008/2009 Downtown Strategy budget that were to be used for implementation since the amendments will be important tools in the implementation of the downtown's ongoing redevelopment over the next 20 years.

Recommendation

Authorize the Executive Director to hire Rosenow Spevacek Group, Inc.

Attachments

Contra Costa County action on Lafayette Redevelopment Plan, June 12, 2007

Proposal for Consulting Services – Lafayette Redevelopment Plan Amendments, Rosenow Spevacek Group, Inc., June 18, 2008

C119

TO: BOARD OF SUPERVISORS FYI

FROM: JOHN CULLEN
COUNTY ADMINISTRATOR

DATE: JUNE 12, 2007

SUBJECT: **LAFAYETTE REDEVELOPMENT PLAN**

Contra Costa County

RECEIVED
JUL 11 2007
CITY OF LAFAYETTE

PECIFIC REQUEST(S) OR RECOMMENDATION(S) & BACKGROUND AND JUSTIFICATION

ECOMMENDATIONS:

CCEPT notice of proposed amendments to Redevelopment Plan from the City of Lafayette

ISCAL IMPACT:

lone. Under an existing agreement between the County and the City of Lafayette (the City), the City s limited to receive $75 million in tax increment revenue under its Redevelopment Plan, excluding pecified exceptions. This amount will not change under the proposed amendments.

BACKGROUND AND REASONS FOR RECOMMENDATIONS:

This is an informational report. No action by the County is required for the City to proceed with its proposed Redevelopment Plan amendments.

n 1996, the City and the County entered into an agreement that settled a lawsuit between the two ntities concerning the City's Redevelopment Plan. Under this agreement, the City is allowed to eceive up to $75 million in tax increment revenue to offset allowable expenses, plus additional tax ncrement for specified purposes such as to pay for projects that are mutually agreed to between the City and the County. "Tax increment revenue" is increased property tax revenue that would otherwise go to the County and other taxing agencies in the absence of the City's Redevelopment Plan.

To date there have been two mutually agreed to projects: the Lafayette Library and Veterans Memorial Hall. Under the existing agreement, the City is allowed to receive additional tax increment above the $75 million cap to offset costs associated with these projects. The total cost of these two projects is estimated at $83.4 million, including debt service on bonds.

The City has notified the County that it intends to pursue two amendments to its Redevelopment Plan (attached). One amendment would extend the City's power to exercise eminent domain within the Redevelopment Plan area for an additional 12 years. The City represents that this power would be limited to the proposed list of public improvements in its Redevelopment Plan and would not be applied to property on which any persons reside.

The second amendment would be to extend the time period during which the City could issue new debt to pay for Redevelopment Plan projects from 2015 to 2025. The proposed amendment would not change the City's current ability to collect tax increment revenue to pay debt service on Redevelopment Plan debt until 2040. Because the City is projected to reach the $75 million cap on tax increment prior to 2040, the proposed extension on issuance of debt is unlikely to increase the total amount of tax increment the City will receive over the life of its Redevelopment Plan.

CONTINUED ON ATTACHMENT: X YES SIGNATURE: Jason Crapo

X RECOMMENDATION OF COUNTY ADMINISTRATOR ___ RECOMMENDATION OF BOARD COMMITTEE
X APPROVE ___ OTHER

SIGNATURE(S): Julie Enea

ACTION OF BOARD ON June 12 2007 APPROVE AS RECOMMENDED X OTHER

VOTE OF SUPERVISORS

X UNANIMOUS (ABSENT II)

AYES: NOES:
ABSENT: ABSTAIN:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF AN ACTION TAKEN AND ENTERED ON THE MINUTES OF THE BOARD OF SUPERVISORS ON THE DATE SHOWN.

ATTESTED June 12 2007
JOHN CULLEN, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR

BY Jane M Adams DEPUTY

CONTACT: Jason Crapo 335-1021

ORIGINATING DEPARTMENT: CAO

CC:

PROPOSAL FOR CONSULTING SERVICES
LAFAYETTE REDEVELOPMENT PLAN AMENDMENTS

CITY OF LAFAYETTE

RSG
INTELLIGENT COMMUNITY DEVELOPMENT

ROSENOW SPEVACEK GROUP, INC.
309 West 4th Street
Santa Ana, CA 92701

June 18, 2008

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RSG
INTELLIGENT COMMUNITY DEVELOPMENT

ROSENOW SPEVACEK GROUP INC.
309 WEST 4TH STREET
SANTA ANA, CALIFORNIA
92701-4502

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F 714 541 1175
E INFO@WEBRSG.COM
WEBRSG.COM

Via Electronic Mail

June 18, 2008

Ms. Ann Merideth, Community Development Director
CITY OF LAFAYETTE
3675 Mt. Diablo Blvd.
Lafayette, CA 94549

PROPOSAL FOR CONSULTING SERVICES
LAFAYETTE REDEVELOPMENT PLAN AMENDMENTS

Dear Ms. Merideth:

Thank you for the opportunity to submit this proposal for redevelopment plan amendment services. RSG understands that the Lafayette Redevelopment Agency ("Agency") is seeking a qualified consulting firm to assist with amending the Lafayette Redevelopment Plan ("Redevelopment Plan"). The Agency wishes to amend the Redevelopment Plan to extend the time limit to incur debt by an additional 10 years ("Incur Debt Amendment") and reinstate the authority to exercise eminent domain for an additional 12 years ("Eminent Domain Amendment"), collectively referred to as the ("Amendments"). The Eminent Domain Amendment would not affect residential properties and would only be used on projects listed under public improvements in the Redevelopment Plan.

Pursuant to the California Community Redevelopment Law ("Law"), the Agency must prove that substantial and significant blight remains in the Project Area. Section 33333.2(a)(1)(B) of the Law pertains to the extension of the time limit to incur debt. The Agency may extend the time limit to incur debt by an additional 10 years if significant blight remains in the Project Area and additional debt is needed to eliminate those blighting conditions. If the Agency extends this time, debt could be incurred in the Project Area until December 2024. Section 33333.2(a)(4) of the Law relates to the extension/reinstatement of the authority of the Agency to exercise eminent domain. The Agency's authority to exercise eminent domain expired in December 2006. The Agency may reinstate this authority for an additional 12 years, if substantial blight remains in the Project Area and the use of the authority is necessary to alleviate blight.

This proposal presents our scope of services and fee estimate for the Amendments. We are excited about engaging with your community and making a positive impact on its future economic growth and development through this engagement. We look forward to

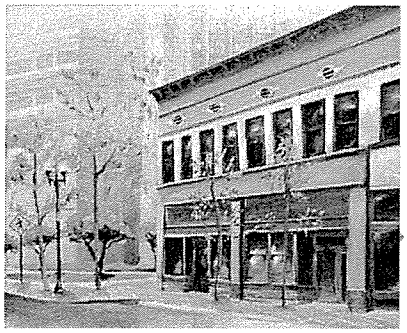
REDEVELOPMENT PLANNING
REAL ESTATE ECONOMICS
HOUSING
FINANCING
REAL ESTATE ACQUISITION
ECONOMIC DEVELOPMENT
GOVERNMENT SERVICES

being considered for this engagement and will capitalize on the experience we have gained from working on countless other redevelopment plan adoptions and amendments.

Thank you for the opportunity to provide this proposal for consulting services. We look forward to the opportunity to discuss our proposal in greater detail. In the meantime, should you have any questions, please contact us.

Sincerely,
ROSENOW SPEVACEK GROUP INC.

Felise Acosta
Principal



ROSENOW SPEVACEK GROUP INC.

RSG provides consulting services for public and private agencies. Our experienced professionals create customized solutions, emerging from an understanding of each community's unique set of challenges. We specialize in:

Redevelopment Planning	Real Estate Economics
Housing	Financing
Real Estate Acquisition	Economic Development
Government Services	

As one of the nation's leading community developers, RSG is able to take the hopes and dreams of builders, planners and community leaders and create something tangible, a vital place that meets the needs of all the residents, guests and employees. It's intelligent community development - a unique, holistic approach to creating living environments.

Taking a project from concept to completion requires:

- Imagination and planning to see the possibilities
- Experience and commitment to make it happen
- The ability to focus on the smallest detail, without losing sight of the big picture
- Proactively surfacing unresolved issues and implementing solutions

To provide the best, most transparent services, RSG dedicates a Principal to your project, and creates a core group of people that works with you on a consistent basis throughout all stages of the assignment. Our staff is focused, committed and passionate about the work we do.

REDEVELOPMENT

In 1979, RSG began providing redevelopment consulting services to a few clients. Twenty-eight years and over 150 redevelopment plans later, redevelopment is still one of our core services.

Redevelopment is something we love to do, and we're highly skilled at the inner workings of its most complex elements: plan adoption and implementation, financing, development planning, developer solicitation and selection, real and personal property acquisition, and rehabilitation program administration.

We understand the diverse interests involved in redevelopment planning, from city officials to citizens, developers, consultants, technical experts, lawyers, architects, engineers, investment bankers, even real estate appraisers and transportation agencies. We have earned a reputation for balancing these diverse interests to move a project forward on a timely basis to its optimum conclusion. And doing so in a harmonious way that keeps the project moving forward without causing factions that can cause roadblocks.

Our approach to redevelopment planning is to provide customized services for each client. For example, in one city we worked as a facilitator between the agency and three project area committees to discuss the implications of a proposed merger and increase communication and trust.

For another city, we consulted on an award-winning redevelopment plan adoption and received unanimous community support just a few years after a prior proposal failed amid citizen protest.

And when a joint powers redevelopment authority came to us for help, we completed a redevelopment plan under the military base closure act—covering 15,000 acres, 22,000 parcels and four jurisdictions—within a seven-month time frame.

In cases where cities have limited staff, RSG project team members are available to act as an extension of staff—preparing staff reports, talking to property owners, meeting with department heads and transmitting notices.

Our skill set in this area includes:

- Feasibility Studies
- Revenue Projections
- Plan Adoptions, Amendments and Mergers
- Project Area Committee and Community Outreach
- Implementation and Housing Plans

FEASIBILITY STUDIES

Redevelopment project area formation is an expensive and time-consuming process. Before initiating a plan adoption, amendment or merger, we work with our clients to conduct a preliminary analysis of the financial, legal and political implications.

REVENUE PROJECTIONS

RSG prepares tax increment revenue projections that delineate anticipated housing set-aside deposits, taxing agency payments, administrative costs, nonhousing project funds and bonding capacity.

PLAN ADOPTIONS, AMENDMENTS AND MERGERS

RSG brings over two decades of experience adopting, amending and merging redevelopment plans to implement community development, housing rehabilitation, commercial revitalization, hazardous material remediation and other programmatic goals.

PROJECT AREA COMMITTEE AND COMMUNITY OUTREACH

Stakeholder support for redevelopment is more essential today than ever before. RSG can coordinate, participate or lead community workshops with residents, property owners and businesses.

IMPLEMENTATION AND HOUSING PLANS

RSG prepares a wide variety of planning documents required by Redevelopment Law including five-year implementation plans, replacement housing plans, housing compliance plans, annual reports and relocation plans.

REDEVELOPMENT RECENT PROJECT EXPERIENCE

REDEVELOPMENT PLAN ADOPTIONS - STOCKTON

Since 2001, the City of Stockton Redevelopment Agency has retained the services of RSG to adopt, amend, and merge several redevelopment project areas encompassing approximately 20,000 acres or 40% of the City. RSG concurrently organized the redevelopment process for each project area, conducting parcel-by-parcel surveys, preparing all redevelopment documents, and participating in public and Project Area Committee meetings.

Contact: Yvonne Quiring, Deputy Director 209.937.8996

BAY POINT AND NORTH RICHMOD REDEVELOPMENT PLAN AMENDMENTS - CONTRA COSTA COUNTY

In May of 2008 RSG completed work on the Bay Point and North Richmond Redevelopment Plan amendments to increase the total dollar limit on the amount of tax increment revenues each project area may receive and the limit on bonded indebtedness that can be outstanding at any one time for each area. RSG conducted the blight analysis, prepared the Report to the Board of Supervisors and prepared the Amended Implementation Plans/Midterm Reviews required for the amendment process. The amendments were successfully adopted in June of 2008.

Contact: James Kennedy, Redevelopment Director 925.335.1255

MONTALVIN MANOR REDEVELOPMENT PLAN ADOPTION - CONTRA COSTA COUNTY

RSG completed a redevelopment plan adoption in June 2003 that enabled the Contra Costa County Redevelopment Agency to implement a redevelopment program to improve housing conditions, revitalize commercial uses and expand employment and homeownership opportunities within the approximately 211-acre Montalvin Manor Contra Costa Area. The Area located in an unincorporated area of the Contra Costa County is located in the Northwest corner of the County. Land uses included residential, public, commercial, institutional, and recreational. The Project Area is overwhelmingly residential, with over 96% of the parcels consisting of small lot single family homes developed just after the end of World War II.

Contact: James Kennedy, Redevelopment Director 925.335.1255

EMINENT DOMAIN AMENDMENT - CITY OF PLEASANT HILL

In June of 2005 RSG assisted the Pleasant Hill Redevelopment Agency amend their Schoolyard Redevelopment Project Redevelopment Plan to reinstate, (for twelve years), their eminent domain authority over approximately 25% of the Project Area.

Contact: Robert Stewart, Redevelopment Administrator 925.671.5215

FEASIBILITY STUDY – CITY OF PLEASANT HILL

In 2006 RSG conducted a feasibility study assessing the merits of amending the Pleasant Hill Commons Redevelopment Plan to add certain properties along Contra Costa Blvd adjacent and to the north of the Pleasant Hill Commons Redevelopment Project Area. The study concluded that there was not sufficient blight to support including the study area in the Project Area.

Contact: Robert Stewart, Redevelopment Administrator 925.671.5215

REDEVELOPMENT PLAN ADOPTION/AMENDMENTS - SACRAMENTO

For the past several years, the Sacramento Housing and Redevelopment Agency has retained RSG to assist with several redevelopment planning initiatives, including redevelopment feasibility studies for Army Depot, Fulton Avenue, Arden Fair, and 65th Street, the Northgate Redevelopment Plan adoption, the 65th Street Redevelopment Plan adoption, and the Sacramento Army Depot plan amendment. RSG was also selected by SHRA as the consultant for the Fulton Avenue Redevelopment Plan adoption, since abandoned by the County. RSG conducted a parcel-by-parcel survey of the project areas, prepared all redevelopment documents, participated in public meetings, and coordinated the adoption schedule.

Contact: Lisa Bates, Director of Community Development 916.440.1322

REDEVELOPMENT PLAN AMENDMENT - VACAVILLE

In 2006, RSG completed an amendment to the I-505/I-80 Redevelopment Plan to increase the tax increment revenue limit from $500 million to $1.5 billion and alter other provisions of the Plan. RSG's role involved a preliminary feasibility study to assess the necessity for the amendment (including evaluating whether additional properties should be included in the Project Area). Despite a three-fold increase in the tax increment revenue limit, no objections to the plan were filed by any property owners or taxing agencies.

Contact: Bob Macaulay, Project Coordinator 707.449.5611

REDEVELOPMENT PLAN ADOPTIONS/AMENDMENTS – LASSEN COUNTY

Since 2003, the Lassen County Community Development Commission has retained RSG for several redevelopment plan adoptions and amendments. Utilizing the military base closure redevelopment procedure, RSG implemented the 2004 plan adoption process for 4,388 acres of the closed Sierra Army Depot. RSG has worked closely with the CDC to answer inquiries about military base closure procedures for the Sierra Army Depot. RSG also provided consulting services to the County for the Westwood Redevelopment Plan which was rejected by the Board of Supervisors.

Contact: Monica Cochran, Chief of Economic Development 530.251.8429

PLAN AMENDMENT - HOLLISTER

Six years following a referendum rejecting a proposed amendment to the Community Development Plan, the Hollister Redevelopment Agency initiated a new amendment effort with RSG in August 2000. The approach to the proposed Second Amendment is dramatically different, wherein the Agency is starting with the formulation of a Project Area Committee before

any redevelopment or environmental documents are prepared. This allowed the community to provide direct input on the Amendment's scope and proposed projects. RSG provided redevelopment and environmental consulting services to the Agency for the amendment, including preparation of a unique "plain-English" newsletter to promote the creation of the PAC, and the recent successes of redevelopment in the City.

Contact: Billy Avera, Redevelopment Program Manager 831.626.4386

MERGER/AMENDMENT - CYPRESS REDEVELOPMENT AGENCY

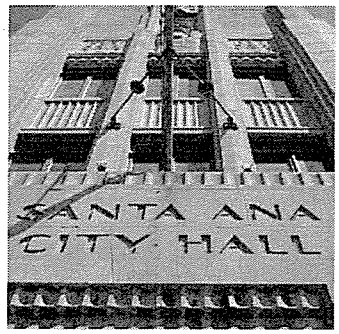
In 2004 RSG successfully assisted the Agency accomplish the following: 1) add a small amount of territory to the Lincoln Avenue Redevelopment Project; 2) merge for financial reasons the Civic Center, Lincoln Avenue, and LART Redevelopment Projects to create the Cypress Merged and Amended Redevelopment Project 3) update and expand the capital improvement projects list for all Project Areas; 4) update the Civic Center Project Area's land use map and exhibits; and 5) adopt a single Merged, Amended and Restated Redevelopment Plan to cover the three Existing Project Areas and including the proposed Added Area.

Contacts: Steve Clarke, Redevelopment Project Manager 714.229.6728
David Belmer, Community Development Director (now w/ City of Lake Forest) 949.461.3437

VALLEY DURFEE REDEVELOPMENT PLAN ADOPTION - EL MONTE REDEVELOPMENT AGENCY

RSG completed a redevelopment plan adoption in June 2003 that enabled the Agency to undertake redevelopment efforts in the Valley Durfee Project Area. The Project Area covers 164 acres (excluding public rights of way) including 329 dwelling units occupied by lower income households. Deteriorating industrial, commercial, and office uses are also present. Redevelopment of the Area is needed to assist the residents and property owners address structures that were unsafe, obsolete and otherwise blighted and to cope with the changes in the City.

Contact: Gene Moy, Redevelopment Manager 626.580.2249



PROJECT TEAM

Felise Acosta will be the Principal-in-Charge of this engagement and Martha Packard, Director would act as Co-Project Managers for the project activities performed by RSG. In this role, they will direct the preparation of all documents, attend meetings, and manage all facets of the Redevelopment Plan amendment process. Ms. Acosta and Ms. Packard will be assisted by Michael Benjamin and Sherry Fuller, Associates, and Brian Moncrief and Andrea Doffoney Analysts. Other professional support staff will be assigned as necessary.

FELISE ACOSTA

ROSENOW SPEVACEK GROUP INC. - PRINCIPAL

With over 30 years of experience in the field of Community Development and Redevelopment, Ms Acosta serves as Project Manager for clients requiring services in redevelopment, housing, economic development, finance activities and developer/public sector coordination. Specializes in redevelopment project area implementation and formation, housing and economic development programs, redevelopment and bond financing. Directly responsible for the work required for the creation or amendment of redevelopment project areas for the Cities of Buena Park, Burbank, Carson, Cypress, Firebaugh, Fontana, Glendale, Lawndale, Montclair, Palm Desert, Pleasant Hill, Port Hueneme, Poway, Orange, San Bernardino, and the Inland Valley Development Authority (IVDA) for the Norton Air Force Base, the Victor Valley Development Authority for the George Air Force Base and the counties of Contra Costa and San Bernardino.

Project implementation experience includes: coordination of affordable housing implementation; Disposition and Development Agreement process for redevelopment agencies; pro forma analysis; coordination of site assembly process required for project implementation; commercial and residential rehabilitation, and local agency financial analysis, interim community development director, and planning services for numerous clients throughout southern California. Ongoing implementation clients requiring help with redevelopment and housing activities include the Cities of Cypress, Desert Hot Springs, Fontana, Lake Forest, Port Hueneme, San Bernardino and Westminster.

Project manager for fiscal consulting services in support of over $750 million in tax allocation bonds. Clients include Cities of Atwater, Bell, Big Bear, Carson, Cudahy, Chino, El Monte, El Cajon, Huron, IVDA, Loma Linda, Monterey Park, Orange Cove, Palm Desert, Port Hueneme, Poway, Rancho Palos Verdes, Redlands, San Bernardino, San Jacinto, Sparks (Nevada), Taft, Torrance, and Vista.

CITY OF BUENA PARK - COMMUNITY DEVELOPMENT OFFICER

Directed and managed the activities of the Redevelopment Agency, the City's HCDBG and Economic Development programs supervising a staff of seven, an annual budget of $14 million, and two Redevelopment Project Areas totaling over 1,000 acres. Was responsible for Agency's cash flow and preparation as five year financial implementation plan, directed the Agency bond financing program. Managed numerous site assembly projects. Negotiated with developers for acquisition and development of sites in the project areas, acted as chief staff liaison with Redevelopment Agency Board, Project Area Committee, and Citizens Advisory Committee.

EDUCATION

Bachelor of Arts, Urban Geography, California State University, Long Beach

MEMBERSHIPS & PROFESSIONAL AFFILIATIONS

National Association of Housing and Redevelopment Officials Southern California Chapter
California Association for Local Economic Development

MARTHA PACKARD

ROSENOW SPEVACEK GROUP INC. - DIRECTOR

With over 20 years of experience in the Redevelopment field, Ms. Packard serves as Director at RSG specializing in the areas of plan adoptions, amendments, mergers, feasibility studies and implementation plans and anchors RSG's Oakland office. She has successfully completed over 100 redevelopment plans and amendments and served as an expert witness in several validation actions while never having a plan invalidated. She has directed and managed some of the State's most complex plan adoptions spanning major legislation revisions, including the Hollywood Redevelopment Plan, the Redevelopment Plan for PAC Bell-Giants Stadium in San Francisco, the expansion and extension of Oakland's Downtown Redevelopment Plan, four Base Closures, several complex plans and amendments for the Los Angeles Community Redevelopment Agency, the Sacramento Housing and Redevelopment Agency and numerous feasibility studies for projects that included Disneyland and Disney Imagineering. She has also prepared numerous plans and amendments for small and medium sized cities throughout the State.

Prepared implementation plans for dozens of cities statewide, including assisting cities with identifying and prioritizing program and policy objectives and goals to maximize the practical usefulness of these plans to Agency staff and policy makers.

Has managed the formation of project area committees, community advisory committees and assisted agencies with a broad range of community outreach and participation programs.

Other experience includes overseeing the land acquisition and program development for an affordable housing program created for first time homebuyers; preparing and negotiating Memorandums of Understanding between large public agencies, such as: BART and the City of Pittsburg; The City of Los Angeles and the Redevelopment Agency for a temporary museum in Little Tokyo; and coordinating with a Steering Committee composed of 15 City Council representatives and representatives from six City departments and tenant, landlord and labor representatives for a rental housing study for the Los Angeles Community Development Department.

Beginning her career as a Housing Assistant at the Oakland Community Development Department, she went on to become the first Director of the Oakland Rent Arbitration Division in the City Manager's Office and was instrumental in setting up the program for the City. Administered rent increase dispute hearings and coordinated with Mayor appointed Tenant/Landlord Board .

Prior to joining RSG in May, 2008, Ms. Packard's consultant work experience included being a Principal at Katz Hollis for ten years and a Principal at Keyser Marston for five years.

EDUCATION

Masters, City and Regional Planning, UC Berkeley
Bachelor of Arts, Sociology, UCLA

MICHAEL BENJAMIN

ROSENOW SPEVACEK GROUP INC. - ASSOCIATE

Primary responsibilities include project management, financial analysis and projections, and tax sharing agreement analysis. Mr. Benjamin also prepares spreadsheets, writes reports, interfaces with data providers/sources, and assists with necessary support tasks. Mr. Benjamin has served as Fiscal Consultant on bond issues for the Victor Valley Economic Development Authority, the City of Pittsburg, the City of Corona, the City of Hercules, the County of San Diego, the Town of Apple Valley, the City of Camarillo, and the City of La Quinta. He has also participated in Redevelopment Plan amendments for the Cities of Agoura Hills, Hercules, and La Quinta. Mr. Benjamin's experience also includes implementation plans and annual reports for the Cities of Pinole, Hercules, Corona, Coronado, La Quinta and National City.

METALSOFT INC. - WEB DESIGNER

Created and maintained the corporate website, including copy writing and graphic design. Other duties included writing reference manuals and providing software technical support to customers.

EDUCATION

Bachelor of Arts, Drama, University of California, Irvine

SHERRY FULLER

ROSENOW SPEVACEK GROUP INC. - ASSOCIATE

Primary responsibilities consist of managing and assisting on a variety of projects including feasibility studies, redevelopment plan amendments, implementation plans, affordable and workforce housing strategies and replacement plans, and financial analyses. Duties include interacting with clients; collecting, evaluating, and analyzing project-related data; writing reports and preparing documents; and coordinating analysts, interns, and sub consultants. Recent and current assignments include projects with the cities of Agoura Hills, Apple Valley, Brea, Hemet, La Habra, La Palma, Los Angeles, Rohnert Park, Shasta Lake and Whittier; the County of San Bernardino; and the Agua Caliente Band of Cahuilla Indians.

CHAPMAN UNIVERSITY SCHOOL OF LAW - RESEARCH ASSISTANT

Researched the interrelationship of land use, water rights, and water quality regulation for a recently-published book. Conducted comprehensive research on environmental justice, specifically emissions trading programs, corporate behavior, and social science perspectives.

SOUTHERN CALIFORNIA HOUSING RIGHTS CENTER - LEGAL FELLOW

Researched and wrote on topics including reasonable accommodation and modification provisions of the Americans with Disabilities Act, liability of real estate brokers and agents in discriminatory practices, and the effect of conservatorship on liability for discriminatory practices.

RESEARCH DESIGN SPECIALISTS - SENIOR PROJECT MANAGER

Prepared proposals for and negotiated contracts with automobile manufacturers and suppliers. Developed market research methodology, including sampling criteria, stimuli, questionnaires, and other data collection techniques. Organized project logistics, including site procurement, facility management, and vendors. Selected, trained, and managed planning, fielding, and data processing teams. Analyzed and reported research findings. Managed and reported on a variety of project budgets.

EDUCATION

Juris Doctor Cum Laude, Emphasis in Environmental, Land Use, and Real Estate
- Chapman University School of Law
Master of Arts, Industrial and Organizational Psychology
- California State University Long Beach
Bachelor of Arts, Psychology, California State University Long Beach

PROFESSIONAL AFFILIATIONS

California Redevelopment Association
California Community Economic Development Association
Association of Environmental Professionals

BRIAN MONCRIEF

ROSENOW SPEVACEK GROUP INC. - ANALYST

Primary responsibilities include compilation and evaluation of research data, field surveys, site investigations, and performance of programs and projects. Assignments include data collection, market evaluation, programming analysis, revenue projections, report writing, and document preparation.

THE LEGAL AID SOCIETY OF ORANGE COUNTY- HOTLINE SPECIALIST & TRAINER

Responsible for interviewing potential clients in order to determine their eligibility status and, if eligible, their legal matter. Duties also included delineating the client's problem to staff attorneys and relaying the attorney's advice to a client. Additional responsibilities included the creation of the 2007 Hotline Training, Policies, and Procedures Manual and training new Hotline Specialists. Training in family law, landlord/tenant law, bankruptcy law, Government benefit issues, consumer issues and other related civil matters.

EDUCATION

Bachelor of Arts, Political Science, University of California, Irvine
Master of Arts, Public Administration, California State University, Long Beach
- (Pi Alpha Alpha, National Honors Society)

CERTIFICATES

Certificated in Emergency Planning and Management

PROFESSIONAL AFFILIATIONS

American Society of Public Administration
Municipal Management Association of Southern California
California Redevelopment Association
California Community Economic Development Association

ANDREA DOFFONEY

ROSENOW SPEVACEK GROUP INC. - ANALYST

Primary responsibilities include field surveying, researching, collecting and evaluating project-related data, report writing, and public outreach programs. Present assignments include the Hercules Plan Amendment, La Habra Plan Amendment and Sacramento-Foothill Farms Blight Feasibility Study, San Jose Plan Amendment and San Jacinto Eminent Domain Amendment. Ms. Doffoney is also preparing a fiscal consultant's report for the City of Hollister, and a Plan of Services project for La Quinta.

CITY OF ANAHEIM - MANAGEMENT AIDE

Managed contracts administration and implementation programs- including reports, strategic operations and recommendations using cost/price analysis. Composed staff reports and legislative summaries.

ECONOMIC DEVELOPMENT CORPORATION SERVING FRESNO - POLICY ANALYST

Completed an accreditation application for submission to the International Economic Development Organization. Outlined and made recommendations for Annual Report.

DANCE USA - GOVERNMENT AFFAIRS INTERN

Tracked legislation and lobbied for congressional funding for the arts. Also, drafted correspondence for members and updated content of government affairs information for the website.

PEPPERDINE UNIVERSITY PAYSON LIBRARY - REFERENCE LIBRARY ASSISTANT

Researched reference databases to assist students with assessing reference resources and developing projects.

EDUCATION

Master of Public Policy, Emphasis in Local Government
- Pepperdine University School of Public Policy (Garabedian Scholar)
Bachelor of Arts, Agnes Scott College, Major in History, Dean's List

LANGUAGES

Spanish Proficient

PROFESSIONAL AFFILIATIONS

California Redevelopment Association
California Community Economic Development Association

SCOPE OF WORK

RSG will follow the Law's redevelopment plan amendment procedures, and will provide the following services for the Amendments:

1. Adoption Schedule: Using the City of Lafayette City Council ("City Council"), Agency, and Planning Commission document submittal and meeting schedules, RSG will prepare a detailed schedule that identifies the task or actions required by the City Council, Redevelopment Agency or Planning Commission, meeting dates, document submittal dates, and person/entity responsible for each task. RSG will update the schedule throughout the process as events may warrant.

2. Team Coordination of Amendment Activities: RSG will coordinate amendment activities with City/Agency staff, City Attorney and environmental consultant to ensure that schedule is adhere to and that the project team stays in communication and in agreement as to the amendment activities. RSG will coordinate with the environmental consultant to ensure that the "project description" for the initial study clearly describes the proposed amendments.

3. Staff Reports and Adoption Resolutions: RSG will prepare all required staff reports and resolutions (City Council, Redevelopment Agency, and Planning Commission) in the format designated for each entity. These reports and resolutions will be submitted in advance of the document submittal dates for staff and legal counsel review.

4. Public Outreach: The Law requires formation of a Project Area Committee ("PAC") if a redevelopment project area contains a substantial number of low and moderate-income persons or households and the redevelopment plan includes eminent domain authority, or includes one or more public projects that will displace a substantial number of low-income households. The proposed Eminent Domain Amendment will not include residential properties; therefore, a PAC will not be required.

   During the amendment process it is very important to inform and educate the Project Area stakeholders. As part of our services we propose to prepare one (1) newsletter to be mailed to the Project Area residents, property owners and businesses to inform them

of the proposed Amendments efforts and inviting them to a community forum. RSG will organize, attend and present information regarding the redevelopment proposal at the community forum.

5. Amended Redevelopment Plan: RSG will prepare the amended redevelopment plan in accordance with the Law. The amended redevelopment will address changing the time limits to incur debt and the authority to exercise eminent domain. Draft of amendment will be circulated to staff, legal counsel and environmental consultant for review and comment. Amended Plan may be reviewed by the Planning Commission if legal counsel determines need pursuant to the Law. If Plan is forwarded to Planning Commission RSG will attend meeting to provide presentation and answer questions.

6. Prepare Preliminary Report (including Field Survey and Financial Analysis): RSG will prepare a preliminary report. This document outlines the reasons for amending the Redevelopment Plan, describes the physical and economic conditions remaining in the Project Area, assesses the feasibility of financing the proposed redevelopment activities, the need to extend the Project Area's time period to incur debt and summarizes how the amendment will alleviate blighting conditions. Although a preliminary report is only necessary for the Time Limit to Incur Debt Amendment. RSG will include in the documentation required to show the nexus between the remaining blight and the need to extend the Agency's eminent domain authority, since this information must be included in the Agency's Report to City Council. The preliminary report will also contain a map depicting blighted and non-blighted properties.

   To prepare this report, RSG will complete an analysis of the remaining physical and economic blighting conditions in the Project Area. Pertinent information on code enforcement, crime, property values, vacancies etc. will be collected and analyzed. RSG will conduct a parcel by parcel field survey of the Project Area to assess the remaining physical and economic blight.

   RSG will conduct a financial analysis that projects future Project Area's tax increment revenues, looks at capital resources and the future need of financing to implement redevelopment in the Project Area. This analysis will provide the financial nexus between need for financing and the need to extend the Agency's ability to continue to incur debt for the next ten years.

   The Agency must approve the preliminary report. Upon approval, RSG will then transmit this document to the affected taxing entities and will serve as the basis for potential taxing agency discussions.

7. Taxing Agency Mailing & Discussions: RSG will develop a taxing agency mailing list for the amendments. RSG will handle transmittal of the Preliminary Report and Public Hearing Notices to the taxing agencies as well as transmittal of the Report to City Council to the State Department of Finance Department of Housing and Community Development per Section 33451.5 of the Law.

   There may also be a need to have discussions with the affected taxing agencies. Assembly Bill 1290 eliminated the need for formal discussions with taxing agencies that receive property tax revenue from a redevelopment project. However, the Agency must confer with taxing agencies wishing to discuss the proposed Incur Debt Amendment to the redevelopment program, the conditions that support amending the redevelopment

program, and the financial impacts the Incur Debt Amendment may have on these taxing agencies.

8. Report to the City Council: RSG would prepare a Report to the City Council which would contain information required by Sections 33352, 33451.5 (new), and 33457.1 of the Health and Safety Code for the amendments. This Report would include the following:

    - A map of the project area that identifies the portion, if any, of the project area that are no longer blighted, the portion of the project area that are blighted, and the portion of the project area that contains necessary and essential parcels for the elimination of the remaining blight. (HSC 33451.5(c)(1))
    - A description of the remaining blight (HSC 33451.5(c)(2))
    - A description of the projects or programs proposed to eliminate any remaining blight. (HSC 33451.5(c)(3)) A description of how remaining blight within the project area cannot be eliminated without the use of eminent domain.
    - A description of how these projects or programs will improve the conditions of blight. (HSC 33451.5(c)(4))
    - The reasons why the projects or programs cannot be completed without the plan amendment/merger. (HSC 33451.5(c)(5))
    - The proposed method of financing these programs or projects. (HSC 33451.5(c)(6))
    - An amendment/or preparation of a new implementation plan (HSC 33451.5(c)(7)). Since the time frame of the amendment will conincide with the time frame to adopt a new plan RSG will assume we can move a head with the 2009/10 to 2013/14 Implementation Plan. The Implementation Plan will include preparation of the required 10-year Housing Compliance Plan.
    - A report by the Planning Commission finding the amendments consistent with the City's General Plan, if required. (HSC 33352 (j).
    - A new neighborhood impact report, as necessary. (HSC 33451.5(c)(8))
    - Evidence of consultation with affected citizens, property owners, and taxing agencies (HSC 33352(l) and (m))
    - Compliance with CEQA. (HSC 33352(k)), as applicable.

    This Report forms the basis for a defense against legal challenges, if any, to the amendments. RSG shall prepare this report in simple, direct language that is understandable to all reviewing parties.

    A screencheck and final Report to the City Council would be prepared by RSG and submitted to the Agency in an electronic format. The not to exceed budget includes 15 Report to City Council Notebooks containing the Report to City Council. Copies of the environmental documentation to be inserted in the Report are assume to be provided by the City or environmental consultant and not included in our fee.

    The Department of Finance, and the Department of Housing and Community Development must receive a copy of the Report to Council with information related to the

Incur Debt Amendment. A copy must be transmitted to the aforementioned State agencies at least 45 days prior to the public hearing. RSG will transmit a copy of the Report to the State agencies.

8. Prepare Notices and assist in Mailing List Assembly: RSG will prepare the joint public hearing notices pursuant to Sections 33349 and 33350 of the Law. RSG will work with legal counsel to prepare the text of all taxing agency and public notices, and ensure that they are ready for transmittal in the time frames required by Law. RSG will also assist in assembling the public hearing mailing list, which must include property owners as of the last equalized roll, businesses, residents and community organizations located in the Project Area.

   As stated under item 7, RSG will undertake all taxing agency mailings; including the printing, assembly and transmittal. The taxing agency mailing cost is included in the fee estimate.

9. Optional Services-Mailing: If desired by the City, RSG will provide services for the public hearing mailing, including printing, assembly and mailing of notices. Cost for this optional service would be billed on a time and materials basis and an advance for postage cost would be required. A reasonable estimate of the cost of public hearing mailing is approximately $1.75 per addressee.

10. Public Hearing Presentation: RSG would prepare a presentation that summarizes the salient points of the proposed Amendments and participate at the joint public hearing with staff and legal counsel.

11. Adoption Staff Report/Response to Written Objections: At the joint public hearing, written objections submitted by property owners or taxing entities must be responded to in writing by the City Council no less than seven days following the public hearing. At this time, we cannot anticipate the extent of any such objections, so it is not possible to include a reliable estimate for these services. For the purposes of this proposal and given the nature of the proposed plan adoption, RSG has included a total of 10 hours of staff time to prepare a response to any written objections. Additional time needed to prepare responses would be charged on a time and materials basis.

12. Final Filings: RSG will assist in transmitting the adopted ordinance to the newspaper for publication, recording necessary documents, and mailing necessary final documents to the State, County and affected taxing agencies.

13. Meeting Attendance: Felise Acosta, Principal, and/or Martha Packard, Director, would be available to attend project management team/staff meetings, Planning Commission, community information, City Council, and Agency Board meetings as determined by Agency staff, and the final public hearing(s). RSG has included the following meetings in the fee proposal:

i.	Staff	3 meetings
ii.	Community Meeting	1 meetings
iii.	Redevelopment Agency/City Council/Planning Commission	5 meetings
	Total	9 meetings

ENVIRONMENTAL DOCUMENTATION

An initial study will need to be conducted in order to determine the proper procedure pursuant to the California Environmental Quality Act (CEQA). In recent like amendments other RSG clients have conducted such amendment determining that a negative declaration met the CEQA requirements. The City and legal counsel will need to determine the level of review necessary. The City may wish to retain an environmental consultant to conduct the necessary work or RSG is willing to secure a sub-consultant to conduct the required work.

SCHEDULE

Below, RSG has outlined a preliminary schedule of key tasks involved in the Plan Amendment, exclusive and any optional services described in this proposal. The actual schedule is contingent upon several factors, such as agenda deadlines and review process, public participation levels, and the availability of critical data.

PROJECT SCHEDULE	2008						2009		
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
TASKS									
Amendment Schedule & Coordination									
Blight Survey and Documentation									
Prepare Documents									
Preliminary Report									
Report on Blight/Amend Impl Plan									
Report to Council									
Redevelopment Plan Text									
Environmental Documentation									
Written Responses to Objections									
Community Meeting & Noticing of Meeting									
Prepare Notices and Mailing List and Transmit									
Attend Public Meetings and Hearings									
Follow-up &Filling of Ordinance									

FEE PROPOSAL

RSG proposes a not to exceed fee of $83,700 to be charged on a time and materials basis. The fee includes consulting services and reimbursable costs, excluding optional mailing services

The following estimated budget breaks down the fee by component activity. The estimate does not imply that each item will be billed at the shown costs. Some items may be more and some less. The fee estimate is a not to exceed:

Lafayette Redevelopment Agency	Subtotal Hrly	Reimb.	Total
Plan Amendment Activities RSG			
Staff/ Team Meetings (3)	$10,060	$1,100	$11,160
Schedule & Coordination	$3,880	$0	$3,880
Staff Reports/Resolutions	$2,060	$0	$2,060
Amended Redevelopment Plan	$1,235	$0	$1,235
Preliminary Report (Includes Field Survey and data research)	$18,290	$3,500	$21,790
Amendment Financial Analysis	$6,480		$6,480
Community Meeting & Preparation	$3,280	$535	$3,815
Taxing Agency Mailing & Discussions	$3,015	$100	$3,115
Report to the City Council & Impl Plan	$18,000	$500	$18,500
Public Hearing Notice Prep.	$1,775	$150	$1,925
Mailing list preparation	$1,540	$100	$1,640
Public Hearing, Preparation-& 2nd Mtg	$3,900	$525	$4,425
Response to Objections	$1,650		$1,650
Final Filings & Notices	$645	$150	$795
Contingency & Expenses: copies, fedx etc.		$1,230	$1,230
Total Fee for Services	***$75,810***	***$7,890***	***$83,700***

2008 BILLING RATES

Principal / Director	$ 195
Senior Associate	$ 160
Associate	$ 140
Senior Analyst	$ 110
Analyst	$ 100
Research Assistant	$ 90
Technician	$ 70
Clerical	$ 60
Reimbursable Expenses	Cost plus 10%

As stated previously, the not to exceed fee includes the cost of taxing agency mailings for the amendments, which includes mailing of the Preliminary Report and Public Hearing Notice and final adoption documents; meetings as noted, and 15 copies of the Report to City Council (in a three ring binder) excluding the environmental documentation. The optional service related to the community meeting and public hearing mailing to property owners and stakeholders is out side of the not to exceed fee and would be billed on a reimbursable basis. RSG does not charge for mileage, parking, standard telephone/fax expenses, general postage, or incidental copies. However, we do charge for airfare, travel accommodations, messenger services, overnight shipping/express mail costs, and teleconferencing services. We also charge for copies of reports, documents, notices, and support material in excess of five (5) copies. These costs are charged back at the actual expense plus a 10% surcharge.

RSG issues monthly invoices payable upon receipt, unless otherwise agreed upon in advance. Invoices identify tasks completed to date, hours expended, and the hourly rate.